

FAYETTE COUNTY
FINAL PLAT APPLICATION

Owner of Property

Address

Phone

Agent for Owner

Address

Phone

Location: Land Lot District

Road

Present Zoning

Total Number of Acres

Total Number of Lots

Street Access Name:

Surface Type:

Subdivision Name:

Interior Street Names:

Location of Nearest Water Line
(If Applicable)

Received from a check in the
amount of \$ to cover cost of processing this
application.

Check No. Cash

Receipt No. Date Paid

I respectfully submit this application and certify that the above
infomation is correct and true to the best of my knowledge.

,20
Applicant Signature

,20
Notary Public

TECHNICAL REVIEW COMMITTEE SCHEDULE

The Technical Review Committee (TRC) will meet the second (2nd) Tuesday of each month at 9:00 a.m. in Suite 210 of the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. TRC review will require all initial submittals for Site Plans and Final Plat applications to be submitted to the Zoning Administrator by the third (3rd) of each month. The application submittal deadline for Preliminary Plats, Rezoning, and Public Hearing Towers will remain the same (first of each month by noon). If the first (1st) or the third (3rd) of the month falls on the weekend or on a holiday, the deadline is automatically extended to the next working day.

TRC SCHEDULE FOR 2004 - 2005

APPLICATION DEADLINES :	MEETING DATES : SUBMIT:	NUMBER OF COPIES TO	
November 3, 2003.....	November 11, 2003	SITE PLAN	15
December 3.....	December 9	FINAL PLATS	20
January 5, 2004.....	January 13, 2004	PRELIMINARY PLATS	
20			
February 3.....	February 10	REZONING APPLICATIONS	
			20
March 3.....	March 9	PUBLIC HEARING	
		TOWERS	20
April 5.....	April 13		
May 3.....	May 11		
June 3.....	June 8		
July 5.....	July 13		
August 3.....	August 10		
September 3.....	September 14		
October 4.....	October 12		
November 3.....	November 9		
December 3.....	December 14		
January 3, 2005.....	January 11, 2005		

* ALL DATES ARE TENTATIVE AND SUBJECT TO CHANGE

FAYETTE COUNTY FINAL PLAT CHECKLIST (Revised 08/03)

1. PROJECT: _____
2. LOCATION: _____
3. DEVELOPER/OWNER: _____

THE FOLLOWING ITEMS MUST BE OBTAINED AND SUBMITTED BEFORE APPROVAL:

- A. Date of Preliminary Plat Approval: _____
- B. Written Documentation/Copy of Preliminary Approval by Planning Commission.

After endorsement on a reproducible copy by all persons so required and final plat has been recorded, thirty (30) copies of the Final Plat must be submitted to the Zoning Administrator for distribution. In addition to the information required on the approved Preliminary Plat, the following information is required on the Final Plat:

ENG.	ZONING
_____	1. Certification by an Engineer/Registered Surveyor (and seal) and Owner Certificates per Article 5-2.2 of Subdivision Regulations.
_____	_____ 2. Signature/Date line indicating approval from: Environmental Health Dept., County Engineer, Planning Commission Secretary, Zoning Administrator, and Fire Marshal, per Article 5-2.3 of Subdivision Regulations.
_____	Eng. 3. Surveying information per Article 5-2.4 of Subdivision Regulations.
_____	_____ 4. Indicate acreage of each lot to the nearest 100 th of an acre; individual lot numbers; total acreage of final plat; list parent tract, if applicable.
_____	Eng. 5. Monumentation and Bench Mark per Article 5-2.5 of Subdivision Regulations.
_____	_____ 6. Indicate and label existing structures to remain and/or to be removed.
_____	_____ 7. Existing and proposed easements per Article 5-2.6 of Subdivision Regulations.
_____	Eng. 8. A heavy contour line depicting the location and elevation of the water level for the natural 100-year Flood Plain and Artificial 100-year levels created by drainage structures or detention facilities.
_____	Eng. 9. Total acreage of each lot, if any, that lie within and outside of the 100-year Flood Zone. (Minimum 1.0 acre or one-half of Zoning District minimum lot size out of flood zone, whichever is greater is required).
_____	Eng. 10. A heavy contour line depicting the limits of hydric soils as delineated by a Registered Soil Scientist.
_____	Eng. 11. If Watershed Protection Ordinance applies, indicate boundary of 1000 foot watershed impact area and label watershed buffer and watershed setback, including required widths.
_____	_____ 12. Name of project, street names, and house numbers (new streets only).
_____	_____ 13. Date, scale, north arrow and vicinity map with major streets labeled.
_____	_____ 14. Index map of each sheet when more than one sheet is required.
_____	_____ 15. Courses and distances to the nearest street or other recognized permanent monument.
_____	Eng. 16. Street centerlines showing angles of deflection, tangent lengths, and standard curve data including radii, length of tangents and arcs, and degree of curvature, point of curves and point of tangents.
_____	_____ 17. Dashed building setback lines and zoning district. Indicate road frontage and lot width at building line on each lot.

ENG.	ZONING		
Zoning	_____	18.	Information regarding any variances, including petition number and date of approval by the Zoning Board of Appeals and exact wording of any related conditions of approval.
Zoning		19.	Information regarding any rezoning, including petition number and date of approval by the Board of Commissioners and exact wording of any related conditions of approval. Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval.
_____	Eng.	20.	Drainage structures, pipes, sizes, and easements on-site and adjacent to site. Pipe outfalls must be 30' behind front building setback.
_____	Eng.	21.	Information as required by the Georgia Plat Act of 1978. (Accuracy statement and equipment used).
_____	Eng.	22.	Plat must include following statement: "Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plan." (Amendment to Article 4-2.4 adopted 7/9/81)
Zoning	_____	23.	Title block must state "Final Plat of" . A revision to a final plat must state “Revised Final Plat of.....” and also purpose of revision and date of revision.
_____	Eng.	24.	Water system approval by Fayette County Water System.
		Eng.	25. Water line location and pipe sizes with fire hydrant locations as required by the Fayette County Fire Marshal. Indicate type of water and sanitary sewer service.
_____	Eng.	26.	Final inspection by Engineering and Public Works.
_____	Eng.	27.	Performance bonds received by Engineering Department.
_____	Eng.	28.	Core samples reports received by Engineering Department.
Zoning	_____	29.	Copy of Georgia DOT permit for approved access on State Routes.

REVIEW COMMENTS: _____

COUNTY ENGINEERING DEPARTMENT:

1. FINAL PLAT APPROVED BY: _____ DATE: _____
2. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____
3. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____

COUNTY ZONING DEPARTMENT:

1. FINAL PLAT APPROVED BY: _____ DATE: _____
2. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____
3. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____

Before a Final Plat may be recorded, all improvements shown on the plat must be completed, inspected and approved. Lots may not be sold prior to recording of the final plat. Building permits cannot be issued prior to recording of the final plat and the receipt of a Warranty Deed for the public rights-of-way. A one-year Maintenance Bond must be submitted to the County upon issuance of permits for 80% of the lots in any given phase.